



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** SUSU13-00002 – Glenwood Circle Place  
**Application Type:** Resubdivision Combination  
**CPC Hearing Date:** July 25, 2013  
**Staff Planner:** Nelson Ortiz, (915) 541-4931, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)  
**Location:** North of Border Highway and East of Glenwood  
**Acreage:** 2.03 acres  
**Rep District:** 8  
**Existing Use:** Vacant  
**Existing Zoning:** R-4 / SP (Residential/ Special Permit)  
**Proposed Zoning:** R-4 / SP (Residential/ Special Permit)  
**Nearest Park:** Ascarate Park (.181 mile)  
**Nearest School:** Clardy Elementary School (0.391 mile)  
**Park Fees Required:** ~~\$24,660.00~~ \$12,330.00  
**Impact Fee Area:** N/A  
**Property Owner:** Mario Ornelas  
**Applicant:** Aria Construction  
**Representative:** Dorado Engineering, Inc.

### **SURROUNDING ZONING AND LAND USE**

**North:** R-4 (Residential)/ Single-Family Development

**South:** R-4 (Residential)/ Border Highway

**East:** R-5 (Residential) / Single-Family Development and SD/sc (Special Development/ special contract) Single-Family Development

**West:** R-4 (Residential) / Single-Family Development

**PLAN EL PASO DESIGNATION:** G2 Traditional Neighborhood (Walkable)

### **APPLICATION DESCRIPTION**

**\*\*NOTE:** Purpose of this second review by the City Plan Commission is due to revised park fees. The applicant is eligible for a 50% reduction as this is infill development.

This is an application to replat approximately 2 acres of vacant land into 10 residential lots. The lots are approximately 7,000 square feet and are intended for 10 duplex/two family dwelling units. Previously, the applicant was granted a special permit for infill development, in which they requested reduced lot width, cumulative front and rear yard setbacks. The applicant submitted an alternative design modification to allow a 44-foot right-of-way with 24' of paving as opposed to the required 56' right-of-way with 36' of pavement for cul-de-sac with 1-25 dwelling units. Access to the subdivision is proposed from Glenwood Drive. The subdivision is being reviewed

under the current subdivision code.

The applicant is also proposing the following exception:

- To allow a 97.18-foot minimum offset distance in accordance with Section 19.15.120-(Street offsets).

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of the alternative design and exception request and **approval** of Glenwood Circle Place on a Resubdivision Combination basis, subject to the following conditions and requirements:

#### **Planning Division Recommendation:**

Staff recommends **approval** of Glenwood Circle Place, alternative design and of the exception request. Section 19.15.120 states:

*The city manager or designee may grant an exception where **infill**, topographic or other physical features render the required off-set unnecessary or impractical.*

In this case, the applicant is proposing infill development.

#### **City Development Department - Land Development**

Approval, no objection.

#### **Parks and Recreation Department**

~~We have reviewed **Glenwood Circle Place**, a resubdivision combination plat map and offer Applicant / Developer / Engineer the following comments:~~

~~Please note that this subdivision is zoned "R-4" allowing the construction of Single-family & Two-family dwelling units, therefore, we offer the following comments:~~

~~This subdivision consists of 10 lots & Applicant is proposing 10 duplexes for a total of 20 dwelling units; per proposed number of units, this replat is increasing density as evidenced by the original subdivision and this replat therefore, subject to re-calculation of the "Park fees".~~

~~Applicant shall be required to pay "Park fees" in the amount of **\$24,660.00** based on the following calculations:~~

~~———— 10 Two-family dwellings for a total of 20 dwelling units @ \$1,370.00 per dwelling = **\$27,400.00**~~

~~———— Less "Park fees" credits already paid for the "original subdivision on 1/12/07 ..... = **\$2,740.00**~~

~~———— **Balance = \$24,660.00**~~

~~Please allocate generated funds under Park Zone: **C-4**~~

We have **re-reviewed Glenwood Circle Place**, a resubdivision combination plat map and offer Applicant / Developer / Engineer the following **"revised"** comments:

Please note that this subdivision is zoned "R-4" allowing the construction of Single-family & Two-family dwelling units, therefore, we offer the following comments:

This subdivision consists of 10 lots & Applicant is proposing 10 duplexes for a total of 20 dwelling units; per proposed number of units, this replat is increasing density as evidenced by the original subdivision and this replat therefore, subject to re-calculation of the "Park fees".

Applicant shall be required to pay "Park fees" in the amount of **\$12,330.00** based on the following calculations:

10 Two-family dwellings for a total of 20 dwelling units @ \$1,370.00 per dwelling = **\$27,400.00**

Less "Park fees" credits already paid for the "original subdivision on 1/12/07 ..... = **\$2,740.00**

**Balance = \$24,660.00**

Less 50% Reduction in fees per Appendix 112 for infill developments ..... (-) **\$12,330.00**

**Amount Due = \$12,330.00**

Please allocate generated funds under Park Zone: **C-4**

Nearest Parks: **De Vargas & Modesto Gomez**

### **El Paso Water Utilities**

1. EPWU does not object to this request.
2. In May of 2007, EPWU designed water distribution and sanitary sewer collection systems to serve the subject property. A design fee invoice and a blank Development Agreement were forwarded to the Owner on May 16, 2007 under the subdivision name of San Angelino Estates. No water or sanitary sewer lines were installed to serve the subject subdivision.
3. EPWU requests the current Owner to submit a new application for water and sanitary sewer service along with a new set of city-approved improvement plans.

### **Water**

4. There is an existing 8-inch diameter water main along Glenwood Street. A water main extension along the proposed Dario Court is required. The Owner is responsible for all water main extension costs.
5. Previous water pressure reading from fire hydrant # 3118 located at the northwest intersection of Glenwood Street and Chesak Circle, have yielded a static pressure of 102 (psi) pounds per square inch, a residual pressure of 86 (psi) pounds per square inch and a discharge of 1163 (gpm) gallons per minute
6. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

### **Sanitary Sewer**

7. There is an existing 8-inch diameter sanitary sewer main along Glenwood Street. A sewer main extension along the proposed Dario Court is required. The Owner is responsible for all sewer main extension costs.

### **General**

8. Application for water and sanitary sewer services should be made 6-8 weeks prior to any construction to ensure water for construction work. A site plan, a utility plan, grading &

drainage plans, landscaping plan (if applicable), the legal description of the property, and a certificate-of-compliance are required at the time of application. The Owner/Developer is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

### **911**

The name of the street in itself currently exists, therefore, even if connected to, and even if it has a different suffix, constitutes duplicity.

- The El Paso County 911 District **Requests** that another name be chosen for this street.
- The El Paso County 911 District requests that addressing is displayed on the plat for review while still in the preliminary stage.

*(Comments have been addressed by applicant.)*

### **El Paso Environmental Services**

Recommends approval of the request for change (Alternative Design).

### **El Paso Fire Department**

Recommend approval as it complies the following sections of the fire code; Sections 503 and Appendix D Fire Apparatus Access Roads, Section 903 Automatic Sprinkler Systems, Section 905 Standpipe Systems. "When required as per section 905.3.1, 905.4 and 905.5 all fire protections system plans shall be submitted separately to Fire Plan Review for further requirement and comments." Also, approval of the alternative design.

### **Sun Metro**

No comments received.

### **Central Appraisal District**

No comments received.

### **El Paso Electric Company**

No comments received.

### **Texas Gas Company**

No comments received.

### **El Paso Independent School District**

No comments received.

### **Additional Requirements and General Comments:**

1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the

type and location of delivery service shall be subject to the approval of the United States Postal Service.

**Attachments**

1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Exception Request
6. Alternative Design Request
7. Application

ATTACHMENT 1

# GLENWOOD CIRCLE PLACE SUBDIVISION





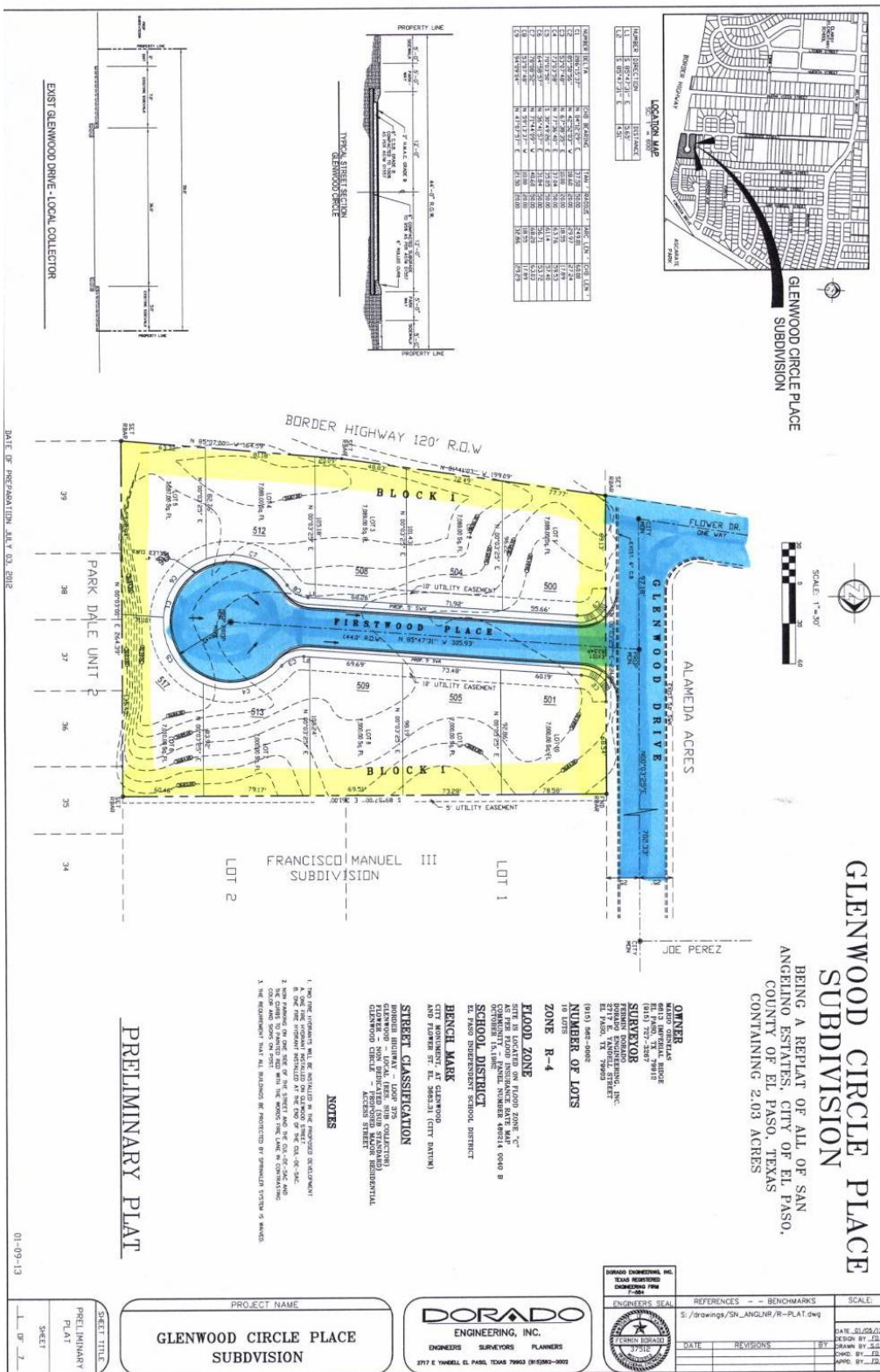
ATTACHMENT 2

# GLENWOOD CIRCLE PLACE SUBDIVISION



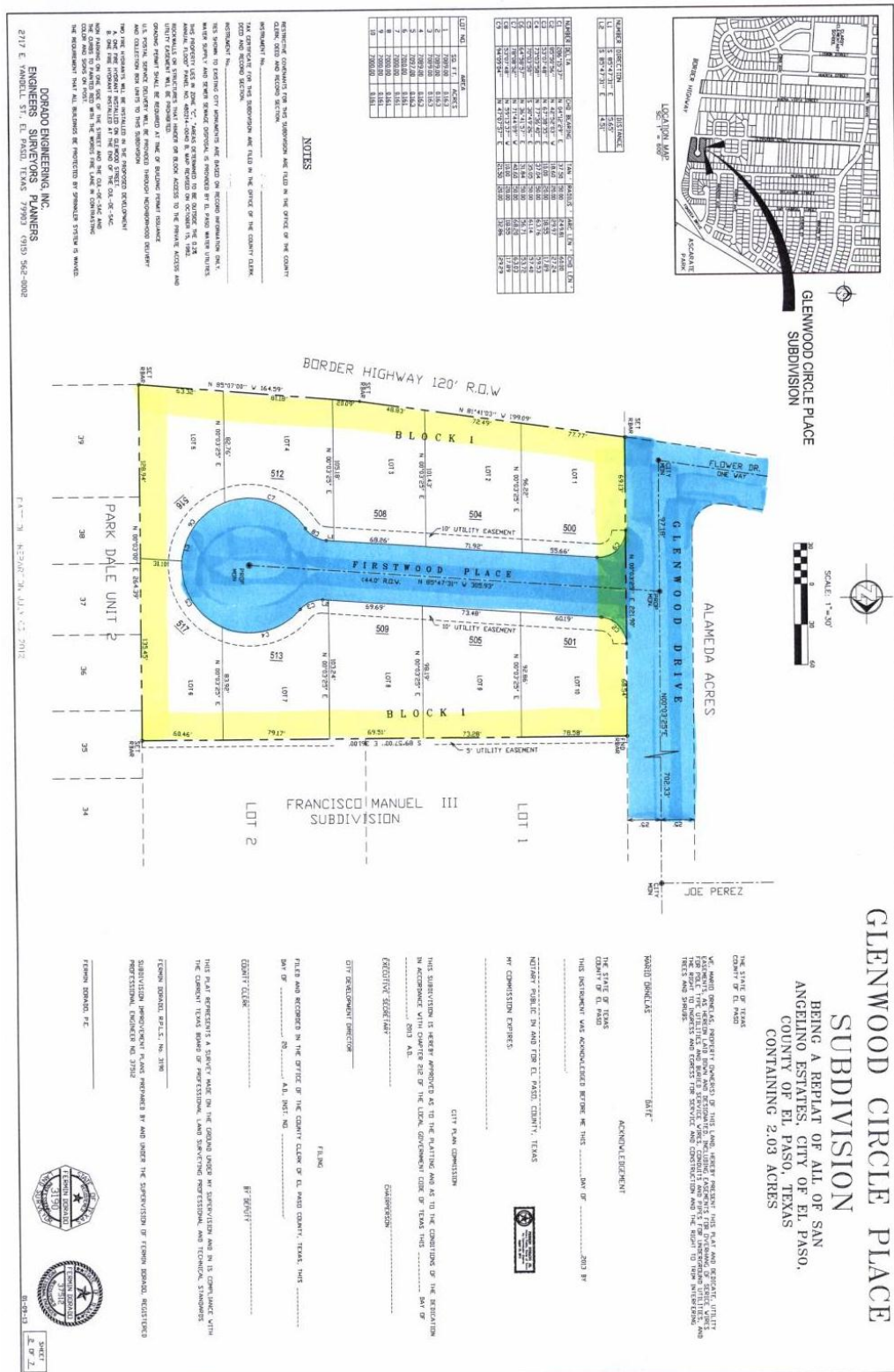


## ATTACHMENT 3





SUSU13-00002



**ATTACHMENT 5**

**DORADO ENGINEERING INC.**

2717 E Yandell El Paso, Texas 79903 (915) 562-0002 Fax (915) 562-7743

January 11, 2013

City of El Paso  
Development Service Department  
Two Civic Center Plaza, 5<sup>th</sup> Floor  
El Paso Texas 79901

**RE: Glenwood Circle Place Subdivision**

This is a request for a modification of the El Paso City Code Title 19.15.120, which requires a minimum street offset distance of 125 feet distance between centerline intersections of Glenwood Circle and Flower Drive. Our request is to modify the code to 97.18 feet.

If additional Information is necessary please call me.

Thank you,

A handwritten signature in blue ink, appearing to read 'Fermin', with a stylized flourish extending to the right.

Fermin Dorado, P.E.

## ATTACHMENT 6

**DORADO ENGINEERING, INC.**  
2717 E. Yandell St. EL PASO, TEXAS 79903 (915) 562-0002

June 26, 2013

Mr. Nelson Ortiz  
Planner  
City Development Department  
City of El Paso  
Two Civic Center Plaza  
El Paso, TX 79901

**RE: Glenwood Circle Place Subdivision**

Dorado Engineering is requesting an alternative design modification to the Subdivision Design Standard Section 19.15.090 states that 1-25 dwelling units require 36' of paving width and 56' of right-of-way width, we are requesting a 24' of paving width and 44' of right of way width. This request is made in order for the Owner to develop this vacant parcel of land into a residential area. The City Plan Commission on its regular meeting of October 18, 2012 approved this subdivision as an infill development. In order to meet the Fire and Environmental Services Departments concerns the street will be designed as follows;

1. Two Fire Hydrants will be installed in the proposed development.
  - a. One fire hydrant installed on Glenwood Street.
  - b. One fire hydrant installed at the end of the cul-de-sac.
2. No parking on one side of the street and the cul-de-sac and the curbs to painted red with the words fire lane painted in contrasting color and signs on post.

We meet with Mr. Robert Bartley from the Fire Department on November 15, 2012 at his office and he concurred with our recommendation.

We appreciate your assistance.

Thank you,  
Femin Dorado, P.E.

cc: Mr. Robert E. Bartley- Fire Department

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# ATTACHMENT 7



## CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION APPROVAL

DATE: 01-09-13 FILE NO. SUSU13-00002  
SUBDIVISION NAME: Glenwood Circle Place Subdivision

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)

REPLAT OF SAN ANGELO ESTATES

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>2.03</u>	<u>10</u>	Office		
Duplex			Street & Alley		
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites		<u>10</u>
Industrial			Total (Gross) Acreage	<u>2.03</u>	

3. What is existing zoning of the above described property? R-4 Proposed zoning? R-4
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No
5. What type of utility easements are proposed: Underground X Overhead      Combination of Both
6. What type of drainage is proposed? (If applicable, list more than one) SURFACE FLOW
7. Are special public improvements proposed in connection with development? Yes      No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes      No X  
If answer is "Yes", please explain the nature of the modification or exception
9. Remarks and/or explanation of special circumstances:
10. Improvement Plans submitted? Yes X No
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes      No X  
If yes, please submit a vested rights petition in accordance with Section 19.47- Vested Rights (See Attached).



12. Owner of record Marib ORNELAS 6813 Imperial Ridge El Paso TX 79912 727-3267  
(Name & Address) (Zip) (Phone)
13. Developer ARIA CONSTRUCTION 6813 Imperial Ridge El Paso TX 79912 727-3267  
(Name & Address) (Zip) (Phone)
14. Engineer DORADO ENGINEERING 2717 E. YANOEI St El Paso TX 79903 562-0002  
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION  
FEE: \$1,083.00

OWNER SIGNATURE: 

REPRESENTATIVE: FERMIN DORADO

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.